

001.0

0002

0001.0

Map

Block

Lot

1 of 1  
CARDCommercial  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
636,400 / 636,400

USE VALUE:

636,400 / 636,400

ASSESSED:

636,400 / 636,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
82-86		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROGARIS PETER J--ETAL	
Owner 2: ARONIS EUGENIA	
Owner 3:	
Street 1: 80 RICHMOND RD	
Street 2:	
Twn/City: BELMONT	
St/Prov: MA	Cntry:
Postal: 02478	Type:

**PREVIOUS OWNER**

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .046 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 1756 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2014		Sq. Ft.	Site		0	44.	5.00	CG									443,080						443,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
325	2014.000	193,300		443,100	636,400	
Total Card	0.046	193,300		443,100	636,400	Entered Lot Size
Total Parcel	0.046	193,300		443,100	636,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	362.41	/Parcel: 362.41	Land Unit Type:

User Acct	395
GIS Ref	
GIS Ref	
Insp Date	
05/13/09	

USER DEFINED	
Prior Id # 1:	395
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	17:55:04
LAST REV	
Date	Time
03/25/21	10:33:54
mmcmakin	
38	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M	
5/13/2009	Measured	372	PATRIOT	
3/12/2009	Meas/Inspect	201	PATRIOT	
12/3/1999	Meas/Inspect	201	PATRIOT	
1/1/1990		PM	Peter M	
Sign:	VERIFICATION OF VISIT NOT DATA			

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 78 - Store			Full Bath:	Rating:		1930 /, ARLINGTON BAIT & TACKLE, MARIAS PIZZERIA, GLOBAL REALTY.											
Sty Ht: 1 - 1 Story			A Bath:	Rating:													
(Liv) Units: 3	Total: 3		3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone			A 3QBth:	Rating:													
Frame: 2 - Steel			1/2 Bath: 3	Rating: Average													
Prime Wall: 7 - Brick			A HBth:	Rating:													
Sec Wall: 4 - Vinyl	15%		OthrFix: 2	Rating: Average													
Roof Struct: 4 - Flat			<b>RESIDENTIAL GRID</b>														
Roof Cover: 4 - Tar & Gravel			Kits: 1	Rating: Good		1st Res Grid	Desc: Line 1	# Units									
Color: BRICK			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:			Frpl:	Rating:		Other											
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:		Upper											
Grade: C - Average			<b>CONDO INFORMATION</b>														
Year Blt: 1930	Eff Yr Blt:		Location:			Lvl 2											
Alt LUC:	Alt %:		Total Units:			Lvl 1											
Jurisdict:	Fact: .		Floor:			Lower											
Const Mod:			% Own:			Totals	RMs: 0	BRs: 0	Baths: 3								
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>			<b>REMODELING</b>						<b>RES BREAKDOWN</b>								
Avg Ht/FL: 8			Exterior:			No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster			Interior:														
Sec Int Wall: 8 - Plyw Panel	25%		Additions:														
Partition: T - Typical			Kitchen:														
Prim Floors: 14 - Asphalt Tile			Baths:														
Sec Floors: 6 - Ceramic Tile	35%		Plumbing:														
Bsmnt Flr: 12 - Concrete			Electric:														
Subfloor:			Heating:														
Bsmnt Gar:			General:														
Electric: 3 - Typical			Total:	35%		0											
Insulation: 2 - Typical			<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>								
Int vs Ext: S			Basic \$ / SQ:	100.00		Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel: 1 - Oil			Size Adj.: 1.25000000														
Heat Type: 1 - Forced H/Air			Const Adj.: 0.98014778														
# Heat Sys: 1			Adj \$ / SQ: 122.518														
% Heated: 100	% AC: 50		Other Features: 15865														
Solar HW: NO	Central Vac: NO		Grade Factor: 1.00														
% Com Wal	% Sprinkled 0		NBHD Inf: 1.00000000														
			NBHD Mod:														
			LUC Factor: 1.00														
			Adj Total: 297447														
			Depreciation: 104107														
			Depreciated Total: 193341														
<b>MOBILE HOME</b>			WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>			<b>PARCEL ID</b>						<b>IMAGE</b>								
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value						001.0-0002-0001.0											
More: N			Total Yard Items:			Total Special Features:			Total:								